

City of New Bern
Redevelopment Commission Meeting
May 12, 2021
303 First Street- Development Services

Members Present: Chair Tharesa Lee, Co-Chair Kip Peregoy, Maria Cho, Steve Strickland, Beth Walker, Leander Morgan, John Young

Ex-Officio Members Present: Alderwoman Sabrina Bengel

Members Excused (E)/Absent (A): Tabari Wallace (E) Julian Tripp (A)

Staff Present: Jeff Ruggieri, Director of Development Services; Amanda Ohlensehlen, Community and Economic Development Manager; Alice Wilson, GIS Manager; Nadia Abdul-Hadi, Planner I

1. Welcome and Call to Order

Chair Tharesa Lee called this meeting to order at 6:02 PM and began with a reading of the Commission's guiding principles.

2. Public Comment

No public comment was received.

3. Approval of Minutes

Minutes from the April 14, 2021, meeting were presented. A motion to approve the minutes was made by Co-Chair Kip Peregoy and seconded by Commissioner Steve Strickland.

4. Project Updates

Jeff Ruggieri, director of Development Services, provided an update on the property located at 602 Gaston Boulevard, stating that the project is currently awaiting approval from the State Historic Preservation Office (SHPO) of North Carolina. Mr. Ruggieri explained that the City had been advised not to start any rehabilitation work on the property until the environmental review process has been completed. Mr. Ruggieri told commissioners that Public Works is going to the property to clear it of junk and debris and to remove the large tree at the rear of the property. Additionally, Mr. Ruggieri stated that a surveyor will be going to determine where the foundation will be, and the movers will come to move the home ahead of it being elevated above the appropriate footings before rehab work begins. Commissioner Steve Strickland asked if the SHPO process is required for every project. Mr. Ruggieri responded, telling the Commission that it is a part of the environmental review process, and since it is not a historical structure, there should not be any issues with getting an approval.

Mr. Ruggieri told the Commission that the Board of Aldermen approved the resolution to sell the property at 1213 Mechanic Street and the Commission can now determine a price for the 4000 sq foot lot. Mr. Ruggieri stated that the conversation could be conducted at this meeting or the next.

Co-Chair Peregoy asked if the property is individually priced or should the Commission go by 50 percent of the tax value. Mr. Ruggieri explained that it could be individually priced. Commissioner Steve Strickland asked if there had been any conversation with the potential buyer and Mr. Ruggieri responded no. Attorney Jaimee Bullock-Mosley stated that the upset bid process will apply to the transaction. After deliberating, Co-Chair Peregoy made a motion to sell the property at 1213 Mechanic Street with a minimum bid set at \$5000, authorizing Jeff Ruggieri to negotiate to sell. This motion was seconded by Commissioner Strickland.

5. Old Business

Mr. Ruggieri moved forward to discuss the Commission's participation in the Community Resource Fair. Mr. Ruggieri stated that Dr. Caldwell was also in the community for that weekend where he was led by Commissioner Tabari Wallace and Commissioner Robbie Morgan, as they walked the neighborhoods. Mr. Ruggieri stated that Dr. Caldwell took notes and will soon be setting up ex-officio meetings for more data collection.

Commissioner Maria Cho stated that the Resource Fair event was a success, along with North Carolina Central University being on-site to conduct the health assessment. Commissioner Cho stated there will be a meeting on Friday to distribute cards with QR reader to market and engage more people for the health assessment.

Chair Lee told the Commission that the contract review process needed to be discussed. Commissioner John Young expressed concern about the process, stating that he wants the process to be opened to ensure that the entire Commission follows the process and gives everyone a chance to vote. Co-Chair Peregoy asked if Commissioner Young felt the entire Commission should vote on everything, further expressing that he would like for each subcommittee to report all agreements they are potentially entering. Alderwoman Sabrina Bengel expressed that she made a request at the City's budget meeting for the Commission to have budget review. Commissioner Strickland asked if Finance would require the Chair to sign every check. Alderwoman Bengel stated that usually a board would authorize one person to sign off on all contracts. Commissioner Young expressed a need for subcommittees to report on activities that may require full committee actions. Co-Chair Peregoy stated that the subcommittees give commissioners the ability to work in areas where their passion lies.

This meeting adjourned at 6:40pm.

Pursuant to **NC General Statute 143-318.11(a)(5) Closed Sessions**; A motion was made by Commissioner Steve Strickland to enter Closed Session. This motion was seconded by Co-Chair Kip Peregoy.

Date approved: 6/17/2021



Theresa Lee, Chairman

Attest: 
D'Aja Fulmore, Recording Secretary